

FILE NO.: Z-9078

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NAME: Central Arkansas Urgent Care Short-form PD-I

LOCATION: Located in the 7400 Block of Lindsey Road

DEVELOPER:

Dr. Heath Nay  
14524 Cantrell Road, Suite 160  
Little Rock, AR 72223

ENGINEER:

Thomas Engineering  
3810 Lookout Road  
North Little Rock, AR 72116

AREA: 2.918 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

CURRENT ZONING: I-2, Light Industrial

ALLOWED USES: Industrial Uses

PROPOSED ZONING: PD-I

PROPOSED USE: Add a medical clinic as an allowable use

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from I-2, Light Industrial District to Planned Development Industrial to add a medical clinic as an allowable use for the site. The applicant is proposed to develop the clinic on part of Lot "F" Area 201, of the Little Rock Port Addition. Phase 1 is proposed as the health clinic. Phase II is proposed as a storage area for contractors. The two (2) uses will share a single driveway access from Lindsey Road.

B. EXISTING CONDITIONS:

The site is located in the Little Rock Industrial Port. The port has developed with a number of uses including warehousing and manufacturing. This lot is a grass covered lot. To the east is a warehouse building being used by a moving

company. South of the site is Interstate Signway which manufactures signs and southwest of the site is a vacant manufacturing building. The streets and roads within the port are developed per the Subdivision Ordinance requirements which does not include the placement of sidewalk.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area property owners. All property owners located within 200 feet of the site were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. The future driveway apron location on the site plan does not comply with City code. Driveway spacing on Lindsey Road (Collector Street) is 250 feet between driveways and 125 feet from the side property line. At the time of future development, access to the vacant parcel will be required to be shared with the proposed development.
2. Stormwater detention ordinance does not apply to this property.
3. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
4. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site across Lindsey Road. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A three phase power line exists along the north side of Lindsey Road on the south side of this property. There do not appear to be any conflicts with existing Entergy facilities unless the proposed drive on Lindsey Road creates a conflict with an existing pole. Contact Entergy in advance regarding future service requirements to the development and future facilities locations as this project proceeds.

CenterPoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Contact Central Arkansas Water regarding the size and location of water meter.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
8. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.

Fire Department:            **Maintain Access:**

**Fire Hydrants.** Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a

fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Loading.** Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Gates.** Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval \by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

**Fire Hydrants.** Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal’s Office (Captain Tony Rhodes 501.918.3757 or Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The area is currently served by METRO on the Route 20. We would like to emphasize maintaining the sidewalk connections to the neighborhood for transit rider access to jobs and shopping. The area is part of our future plans for airport/ Port of Little Rock flex service. METRO has plans to continue to serve near the area providing access to jobs with service enhancements.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the Port Planning District. The Land Use Plan shows Industrial (I) for this property. The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The applicant has applied for a rezoning from I-2, Light Industrial District to PDI (Planned Development Industrial District) to allow for the development of a medical clinic with 'I-2' uses on the site.

Master Street Plan: Lindsey Road is a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The approximate depth of the lot is four hundred (400) feet. A minimum twenty four (24) foot street buffer will be required.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall

- be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
  6. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
  7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
  8. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements.

G. SUBDIVISION COMMITTEE COMMENT: (September 16, 2015)

Mr. Thomas Pownell was present representing the request. Staff presented an overview of the item stating there are additional items necessary to complete the review process. Staff questioned the days and hours of operation, the proposed building materials and any proposed fencing. Staff also questioned the proposed area identified for contractor's storage stating additional information was necessary to complete the review process for this area.

Public Works comments were addressed. Staff stated the future driveway placement did not comply with the spacing criteria of the various City ordinances. Staff stated a variance was required to allow the driveway as indicated. Staff stated the City's stormwater detention ordinance would apply to the future development of the site. Staff stated damage to streets was to be repaired by the responsible party prior to the issuance of a building permit.

Landscaping comments were addressed. Staff stated landscaping would be required to meet the various City ordinances. Staff stated the street buffer was required at six (6) percent of the average depth of the property. Staff stated based on the depth a minimum of twenty-four (24) feet was required. Staff stated a minimum of eight (8) percent of the vehicular use area was to be landscaped. Staff stated building landscaping was required at the time of development. Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues raised at the September 16, 2015, Subdivision Committee meeting. The days and hours of operation, the proposed building materials and any proposed fencing have been addressed. The applicant has also provided additional information concerning the area proposed for the contractor's storage area.

The request is a rezoning of the site from I-2, Light Industrial District to Planned Development Industrial to add a medical clinic as an allowable use for the site. The applicant is also requesting approval to use the remainder of the property for a contractor's laydown yard or storage area. The development is proposed in two (2) phases.

Phase 1 is proposed as a medical clinic. The development is proposed with a one-story, 720 square foot immediate care medical office building with associated utility services. The maximum building height proposed is 18-feet. The facility will be staffed with one (1) doctor at a time. The facility will operate seven (7) days per week from 7:00 am to 6:00 pm.

The proposed site plan includes ten (10) parking spaces. The zoning ordinance typically requires the placement of six (6) parking spaces per doctor or medical professional. There will be one (1) doctor at a time at the facility. Staff is supportive of the parking. This facility does not see patients by appointment but on a first come first serve basis.

The site plan indicates the placement of a monument sign at the driveway entrance to the development. The sign is proposed consistent with signage allowed in Industrial zones or a maximum of 30-feet in height and 72 square feet in area. Building signage is proposed on the front façade of the building. The sign is proposed four (4) feet by sixteen (16) feet for a total sign area of 64 square feet.

Phase II is proposed as a storage area for contractors. The access drive will be shared with the medical office use. A six (6) foot wood fence is proposed around the site perimeter and along Lindsey Road to screen the area. Section 36-320 states uses shall be provided entirely within enclosed buildings. Outdoor storage of equipment, materials or merchandise, however, is allowed provided they are screened by a six-foot opaque barrier, except when such merchandise consists of airplanes, automobiles, boats, mobile homes, travel trailers or motorhomes, motorcycles, buses or trucks or wheeled or tracked industrial vehicles. In those instances where the provisions of the section conflict with the landscape ordinance or the buffer regulations of the zoning ordinance, the landscape ordinance shall apply.

The request includes the placement of gravel within the storage yard area. Section 36-508 states every parcel of land which after the effective date of this chapter is changed to a parking area, automobile, other vehicle or trailer sales or storage area or automobile or motor vehicle service station, garage or other vehicle use area shall be paved where subject to wheeled traffic. The minimum pavement requirement shall be one and one-half (1½) inches asphaltic concrete hot mix with a five-inch compacted base or a double surface treatment with a five-inch compacted base or a four-inch concrete slab and shall have appropriate bumper guards where needed. Asphalt roofing and by-products of its manufacture are expressly prohibited as a base course or as surfacing material on parking lots and/or drives. The applicant has indicated the proposed use of the area, contractor's storage and laydown area, if paved will not hold up to the traffic and materials to be stored. The applicant has provided a paved area before exiting the laydown area to prohibit the gravel from being tracked from the site to the parking area or to Lindsey Road.

Staff is supportive of the applicant's request. The applicant is proposing the redevelopment of the site with a medical clinic and contractor's storage and laydown yard constructed in phases. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development of the site as a medical clinic is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

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PLANNING COMMISSION ACTION:

(OCTOBER 8, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.